

THE LONG & FOSTER MARKET MINUTE™

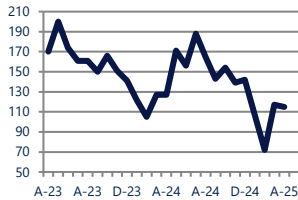
FOCUS ON: **NEAR NORTHEAST PHILADELPHIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

Units Sold

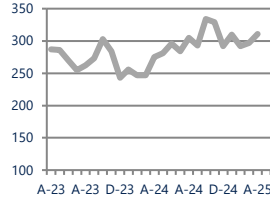
115



Down -9%
Vs. Year Ago

Active Inventory

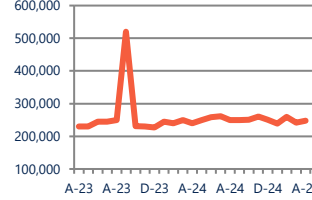
311



Up 13%
Vs. Year Ago

Median Sale Price

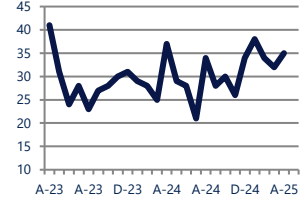
\$248,000



Up 3%
Vs. Year Ago

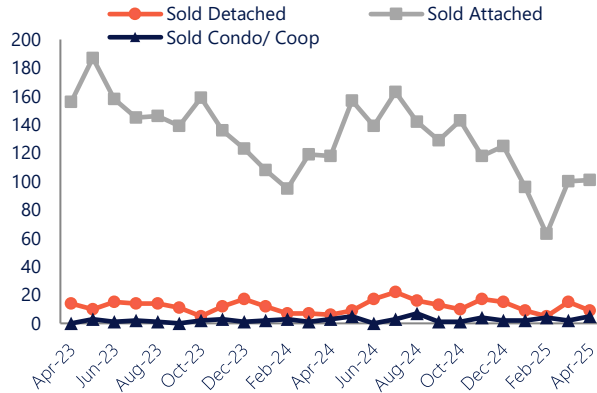
Days On Market

35



Down -5%
Vs. Year Ago

Units Sold*



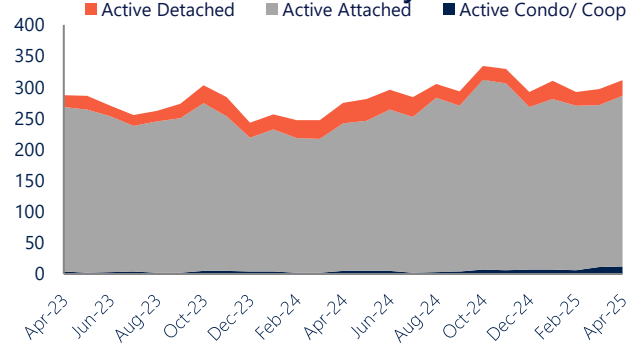
Units Sold

There was a decrease in total units sold in April, with 115 sold this month in Near Northeast Philadelphia versus 117 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

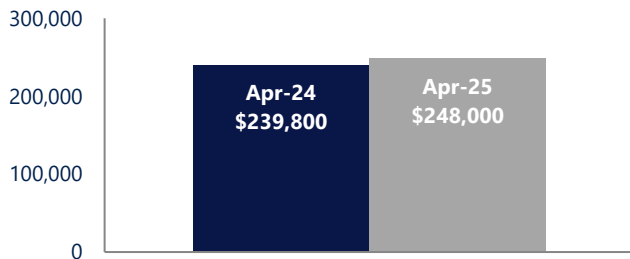
Active Inventory

Versus last year, the total number of homes available this month is higher by 36 units or 13%. The total number of active inventory this April was 311 compared to 275 in April 2024. This month's total of 311 is higher than the previous month's total supply of available inventory of 297, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Near Northeast Philadelphia Homes was \$239,800. This April, the median sale price was \$248,000, an increase of 3% or \$8,200 compared to last year. The current median sold price is 2% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Near Northeast Philadelphia are defined as properties listed in zip code/s 19111, 19136, 19149, 19135 and 19152.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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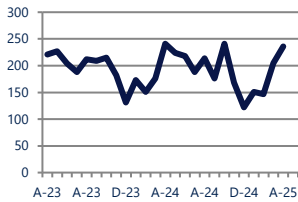
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APRIL 2025

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

New Listings

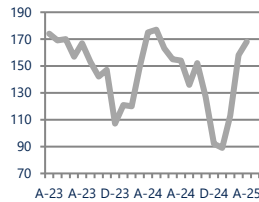
236



Down -2%
Vs. Year Ago

Current Contracts

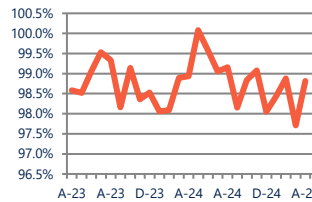
168



Down -4%
Vs. Year Ago

Sold Vs. List Price

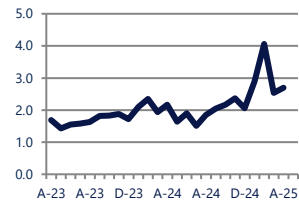
98.8%



No Change
Vs. Year Ago

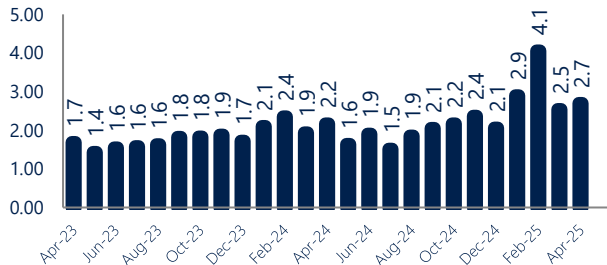
Months of Supply

2.7



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

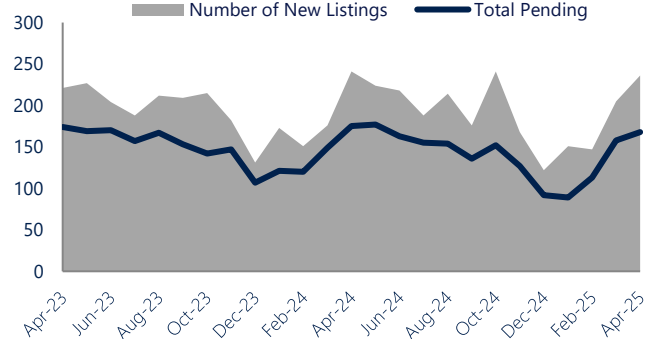
In April, there was 2.7 months of supply available in Near Northeast Philadelphia, compared to 2.2 in April 2024. That is an increase of 25% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

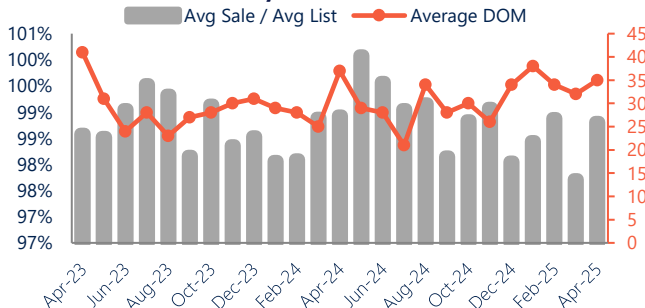
New Listings & Current Contracts

This month there were 236 homes newly listed for sale in Near Northeast Philadelphia compared to 241 in April 2024, a decrease of 2%. There were 168 current contracts pending sale this April compared to 175 a year ago. The number of current contracts is 4% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Near Northeast Philadelphia was 98.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 37, a decrease of 5%.

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